



**CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
November 9, 2015  
Common Council Chambers – 6:00 PM**

**BOARD MEMBERS:** Wayne D. Platte, Jr., Chairman; John Dwyer Jr, Vice-Chairman, Robert Jacobsen, MaryJo Wiltshire, and Charles Polacco.

**ALTERNATES:** Jonathan Korn, Jamie Mills and William Tubby.

**OTHERS:** Suzanne Cahill, Planning Director, Kyla Haber, Assistant Planner, Ald. Brad Will, Common Council Liaison.

**REGULAR BUSINESS:**

**Item #1:** Open Public Speaking (6:00P.M. – 6:15 P.M.)

**Item #2:** Adoption of the September 14, 2015 Planning Board minutes.

**PUBLIC HEARINGS:**

**Item #3:** #176 & 178 Broadway LOT LINE REVISION of the Lands of Diane Agustsson. SBL 56.35-3-19 & 20. SEQR Determination. Zone R-6. Ward 8. Diane Agustsson; applicant/owner.

**Item #4:** #74 Main Street SUBDIVISION of the Lands of Stanley & Kathleen Smith. SBL 56.91-2-4.1. SEQR Determination. Zone O-2. Ward 2. Stanley & Kathy Smith; applicant/owner.

**Item #5:** #301 Broadway SPECIAL PERMIT renewal to operate a gasoline station. SBL 56.34-8-4. SEQR Determination. Zone C-2. Ward 9. Speedway LLC; applicant/owner.

**Item #6:** #456 Albany Avenue SPECIAL PERMIT renewal to operate an animal hospital. SBL 48.74-1-47. SEQR Determination. Zone C-3. Ward 6. Dr. Arnold Rugg; applicant/owner.

**Item #7:** #23 Shufeldt Street SPECIAL PERMIT Renewal to rent out two rooms in an owner occupied residence. SBL 48.82-4-54.100. Zone R-2. Ward 7. Jean Merecka; applicant/owner.

**Item #8:** #43-45 North Front Street SPECIAL PERMIT to convert office space to 2 residential apartments. SBL 48.314-2-9. SEQR Determination. Zone C-2, MUOD, Stockade Historic District. Ward 2. Maria Philippis/applicant; Local 47, LLC/owner.

**Item #9:**     **#256 Washington Avenue** SPECIAL PERMIT renewal to operate a residential care/assisted living facility. SBL 56.90-4-36. SEQR Determination. Zone R-2. Ward 2. Stockade Group, LLC; applicant/owner.

**Item #10:**   **#394-400 Foxhall Avenue** SPECIAL PERMIT renewal to construct a 2400sf commercial building for auto repair. SBL 48.302-4-22. SEQR Determination. Zone NB. Ward 6. Michael Piazza; applicant/owner.

**Item #11:**   **#9 Hone Street** SPECIAL PERMIT to renovate an existing structure to create 2 residential apartment units with a 450sf ground level art gallery. SEQR Determination. Zone RT, HLPC, HAC. Ward 8. Michael Piazza; applicant/owner.

#### **NEW BUSINESS:**

**Item #12:**   **#440 Albany Avenue** SITE PLAN to establish a bottle return business. SBL 48.74-1-49.200. SEQR Determination. Zone C-3. Ward 6. Gurminder Singh Chilana/applicant; Frederick Stiefel/owner.

**Item #13:**   **#295 Wall Street** SITE PLAN to expand an existing restaurant into a neighboring commercial space. SBL 48.331-7-3. SEQR Determination. Zone C-2, Stockade Historic District. Ward 2. George Lewandowski/applicant; Base Equity, LLC/owner.

#### **OLD BUSINESS:**

**Item #14:**   **#20 Cedar Street** SITE PLAN/SPECIAL PERMIT to demolish the existing commercial building and construct mixed use, multi-story building. SBL 56.109-4-2.100. SEQR Determination. Zone O-2, Mixed Use Overlay District. Ward 4. RUPCO/applicant; Ferraro Mid City Lanes/applicant.

**Item #15:**   **#90 & 92-94 Prince Street** SITE PLAN to establish a shooting range in an existing commercial building. SBL 56.26-9-2.1 & 37. SEQR Determination. Zone C-3. Ward 5. Game Development LLC; applicant/owner.

**Item #16:**   **#105 Mary's Avenue** SITE PLAN to construct a 2 story addition, totaling 48,000sf, relocate the helipad, improve and increase the parking lot, and add 3 generators to the hospital campus. SBL 56.41-3-1.110. SEQR Determination. Zone O-2 & RRR. Ward 9. Health Alliance of the Hudson Valley; applicant/owner.